



"The City With a Heart"

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Mary Lou Johnson
Perry Petersen
Kevin Chase
Joe Sammut
Bob Marshall, Jr.

MINUTES PLANNING COMMISSION MEETING

January 15, 2013

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:02 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Sammut	X	
Commissioner Marshall		X (Excused)
Commissioner Petersen	X	
Commissioner Chase	X	
Commissioner Johnson		X

STAFF PRESENT:

Planning Division: Associate Planner: Laura Russell
Associate Planner: Matt Neuebaumer

Pledge of Allegiance: Commissioner Chase

1. Approval of Minutes – November 20, 2012

Motion to Approve Minutes of November 20, 2012 Planning Commission meeting.

Petersen/ Biasotti

VOTE: 5-0
AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

2. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

Rebuild Crestmoor website is available at www.rebuildcrestmoor.org

Associate Planner Russell: The City has hired a new Community Development Director. David Woltering comes to us with over ten years of experience as a Community Development Director in Northern California. Most recently he comes from the City of Clayton in Contra Costa County. We would like to welcome him and I am sure you will be meeting him soon.

3. Public Comment

4. Announcement of Conflict of Interest

Associate Planner Russell: Commissioner Marshall has a conflict of interest for the only item on the agenda this evening: 317 Acacia Avenue. Although he was available to attend the meeting, he would have to recuse himself for the only item, so he is not in attendance.

5. Public Hearings

A. 317 Acacia Avenue

Request for a Use Permit to allow the construction of a new home which increases the gross floor area of the existing home by greater than 50% (87%), and exceeds the .55 FAR guideline, per Sections 12.200.030.B.1 and 12.200.030B.2 of the San Bruno Municipal Code. Jason Tran (Applicant), Maria Tam (Owner) UP-12-008

Associate Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission **approve** Use Permit 12-008 based on the Findings of Fact (1-7), subject to Conditions of Approval (1-27).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Petersen: I heard you mention that the second story of the home was completely demolished. Can you clarify the status of the first story?

Associate Planner Neuebaumer: A portion of the first level remains. The front porch and two sidewalls remain today. The majority of the home has been demolished.

Public Comment Opened.

Jason Tran; Applicant: I am the representative for the property owner. The existing house is a Dutch Colonial style home built in 1907. We are proposing similar style architecture for the new home. We are salvaging the existing porch because we feel it will signify the architecture of the original house. It also helps break up the mass of the home. The new design will be an improvement to the neighborhood. I am available for any questions.

Commissioner Petersen: There was more demolition done to the home than what was permitted. How did that happen?

Jason Tran; Applicant: My understanding as given by my client is that there was an accident at the site, which forced them to demolish more than permitted.

Vice Chair Biasotti: Just to clarify, you came into this project long after that demolition had occurred, correct?

Jason Tran; Applicant: Yes.

Commissioner Chase: Is staff aware of what kind of accident happened on the job site?

Associate Planner Neuebauer: I am unaware of why the home was demolished to such great extent. Due to its age and architectural characteristics, staff did prepare a request for a proposal for historical analysis to analyze the project. The project was analyzed and it was determined that the preexisting structure was not subject to or eligible for listing on the California register.

Chair Mishra: The green features that you listed on the application are not shown on the plans. Where do you plan to locate the roof-mounted solar panels? Do you plan to tilt them or have them follow the slope of the roof?

Jason Tran; Applicant: We plan to follow the slope of the roof.

Chair Mishra: I do not see any space for a water heater. What is your plan?

Jason Tran; Applicant: There is actually a space right next to the washer and dryer, adjacent to the first floor bathroom.

Commissioner Petersen: In the location you are describing the plans indicate that the furnace will be located there.

Jason Tran; Applicant: Yes, we will have the stackable washer dryer units, a furnace, and the water heater in the closet.

Chair Mishra: I have read in your project statement that as the project moves forward you will be exploring other sustainable measures. One that you listed is a tankless water heater. I wanted to mention that you could locate the tankless water heater outside the house. I would like a note to be added that the Solar Panels follow the roof slope and not harm the architecture of the building.

Associate Planner Russell: We have limited ability under State Law to dictate the visibility of solar voltaic systems. We can reflect your request as our intent but we cannot make it a requirement.

Commissioner Chase: I understand that when the Building Division is reviewing plans, the location of certain things may move from their proposed location. However, I feel this plan is a bit vague and does not express detail as we have seen from the majority of the projects in the past.

Jason Tran; Applicant: We are still exploring options for this project, which is why we do not have a specific location for the water heater. I don't feel it is a major issue.

Associate Planner Russell: Staff would normally be reviewing plans that relate to the zoning issues in the Municipal Code. As the applicant goes through the process of developing their construction drawings in order to comply with Tier 1, sometimes they are going to have to make some alterations. Staff will review those drawings to ensure they comply with the zoning regulations.

Public Comment Closed.

Commissioner Petersen: The staff report states that the demolition greatly exceeded and leaving here tonight we do not have an understanding of why that happened. My feeling is that the contractor was out of control. How will the City ensure that the contractor will be under control and follow the plans correctly?

Associate Planner Russell: The project will receive progress inspections every step of the way. The City inspectors review the plans prior to the inspection and while on the job site to ensure that they are building according to the approved plans. The previous permit issued to the property owner required very minimal inspections and oversight because it was a minor permit for dry rot repair and foundation work.

Motion to approve Use Permit 12-008 based on Findings of Fact (1-7) and Conditions of Approval (1-27).

Commissioner Chase/ Biasotti

VOTE: 5-0

AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

Chair Mishra advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 12-008 shall not be valid for any purpose. Use Permit 12-008 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on January 15, 2013 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, 15% of the site shall be landscaped and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director. No more than 80% of the lot shall consist of impervious surface.
10. The residence shall meet 2010 California Green Building Standards Code - California Code of Regulations, Title 24, Part 11 – Tier One measures. The applicant shall include the green building checklist as a full size page in the Building Division set of drawings.
11. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
12. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.
13. Please note that the front property line is located 2 feet behind the sidewalk on Acacia Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2 feet from back of sidewalk along Acacia Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front

of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.

17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Acacia Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
18. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02.
19. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background.
20. An Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
21. Storm water from new and existing roof down spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020
23. Perform water demand calculation based requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.
24. A NFPA 13D fire sprinkler system shall be required for the project. The coverage shall include standard 13D fire sprinkler requirements, plus coverage to the garage and a single pilot head to the attic. The Fire Sprinkler Permit shall be approved prior to issuance of a building permit.
25. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
26. Provide hard-wired smoke detectors with battery backup as required by building code.
27. Provide spark arrester for chimney if not currently in place.

6. Discussion

A. City Staff Discussion: Commissioners Sammut, Biasotti, and Mishra volunteered for the February 14, 2013 Architectural Review Committee meeting.

B. Planning Commission Discussion:

Chair Mishra: I wanted to add Commissioner Marshall's comments on White Way to a future agenda to ensure follow up on the topic. I would also like to address mobile vendors in the city. I would like to find resolution to those items.

Commissioner Chase: Will we be able to get an update on the larger ongoing projects?

Chair Mishra: I would like to find out what is going on with the Pacific Bay Vistas project. The last update we received was their tentative opening last June.

Associate Planner Russell: I am aware that they have run into some construction problems. Unfortunately, I do not have the details but will be happy to give you an update at the next meeting.

Vice Chair Biasotti: I would like an update on the Crystal Springs project.

Commissioner Sammut: I would like to ask staff to take a look at home on the corner of 4th Avenue and Pine Avenue that is clearly running a Limousine business. They have recently paved the entire front lot and they are parking all of their vehicles there.

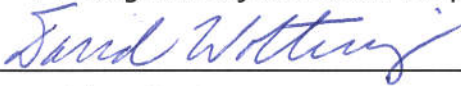
Associate Planner Russell: We will look into it.

Commissioner Chase: When will the rotation of Chair and Vice Chair occur?

Associate Planner Russell: At the next meeting.

7. Adjournment

Meeting was adjourned at 7:27 pm



David Woltering
Secretary to the Planning Commission
City of San Bruno



Sujendra Mishra, Chair
Planning Commission
City of San Bruno

NEXT MEETING: February 19, 2013